



5 Bed Detached House

Fixed Price: £389,950

Braeview, Balvicar, By Oban, Argyll, PA34 4RA

Set amid stunning scenery with sweeping views over Seil Sound and the surrounding hills, 'Braeview' offers the perfect balance of rural serenity and coastal charm. Part of a vibrant Island Community but without the restriction of ferry timetables. This spacious five-bedroom detached home completed 2009, blends comfort and modern convenience — perfect for those seeking space, scenery, and a sense of calm away from the hustle and bustle. The beautifully maintained garden welcomes regular visits from pheasants and native birds, with Roe Deer transiting from the hills behind the property down to Ballachuan Nature Reserve that Braeview overlooks. creating a true haven for nature lovers. Despite its peaceful setting, this fantastic home enjoys nearby amenities including a regular bus service to Oban which stops right outside the door, popular local eateries such as the Oyster Bar & Restaurant and Tigh An Truish Inn, a village shop and Post Office, golf club, and primary school — all within easy reach, Secondary School is located in Oban serviced by a dedicated bus.




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The ground floor offers a welcoming hallway, a bright lounge with feature fireplace, and a spacious open-plan kitchen and dining area opening to a glazed side porch with South facing composite deck area access. A utility room provides rear garden access, while a double bedroom with en suite, a single bedroom, and a family bathroom complete this level. Upstairs are three further bedrooms, two with en suite shower rooms, plus a separate shower room, landing with storage and loft access. The property further benefits from solar thermal panels (HW), extensive monobloc driveway, integral garage, carport, oil-fired central heating, double glazing, and excellent storage throughout. EPC rating C75.

Entrance Hallway 4.39m x 2.05m

Inviting space with oak flooring, two inbuilt cupboards, feature lighting, stairs to first floor accommodation and designer glazed wall blocks adding light from adjacent rooms.

Lounge 7.08m x 4.67m

A bright and welcoming room with large bay windows framing the rural views to the front. Features include a living flame gas fire with attractive surround, oak flooring, central heating radiator, and glazed door leading to previous deck area. Ample space for lounge furniture.

Kitchen/Diner 5.80m x 4.69m

Offering picture window views to the front with plenty of space for family dining. Fitted with a range of wooden wall and base units, work surfaces, breakfast bar, and tiled splashbacks. Includes a range cooker with gas hob and electric oven, stainless steel extractor, sink and drainer. Pantry cupboard, tiled flooring in the kitchen and vinyl in the dining area. French doors lead to the side porch. Rear door to the utility room with space and plumbing for white goods.

Glazed Porch 1.81m x 1.45m

A charming glazed multipurpose area with a glass roof and door opening onto the south-facing composite deck area.

Utility Room 2.19m x 1.99m

Fitted with wall and base units, work surfaces, sink and drainer. Includes a side window, external rear garden door, and space and plumbing for white goods.

Bedroom One 3.89m x 3.30m

Double bedroom with en suite facilities, currently used as a home office. Features a fitted desk, carpeted flooring, radiator, rear garden views and access to the en suite shower room.

En Suite Shower Room 2.72m x 1.22m

Comprising WC, wash basin, quadrant shower enclosure with thermostatic shower, chrome heated towel rail, and partial wall tiling.

Bedroom Two 2.74m x 2.70m

A cosy single bedroom or home office with rear-facing window, fitted carpet, radiator and space for freestanding furniture.

Family Bathroom 2.73m x 1.73m

Fitted with a white three-piece suite including a full-size bath with shower and screen above, WC, wash hand basin, heated towel rail, and wall-mounted mirror with light and shaver point above.

First Floor Landing 4.86m x 1.23m

Velux window to the rear, fitted carpet, radiator, and two large built-in cupboards. Loft hatch with ladder access to a fully floored, insulated loft with lighting.

Bedroom Three 3.23m x 3.22m

Double room with front-facing windows, built-in wardrobes, fitted carpet, radiator and private en suite.

En Suite Shower Room 2.15m x 1.79m

Featuring WC, wash basin, quadrant enclosure with electric corner shower, heated towel rail and Velux window.

Bedroom Four 3.21m x 2.11m

A comfortable bedroom with front-facing Velux window, radiator and fitted carpet.

Shower Room 2.13m x 1.68m

With WC, wash basin, shower enclosure, heated towel rail and Velux window.

Bedroom Five 4.18m x 3.60m

A generous double bedroom with windows to the front and side, built-in wardrobes, fitted carpet, radiator and private en suite.

En Suite Shower Room 3.06m x 2.07m

Comprising WC, wash basin, electric shower enclosure, tiled flooring, heated towel rail and rear Velux window.

Integral Garage/Workshop 7.05m x 3.67m

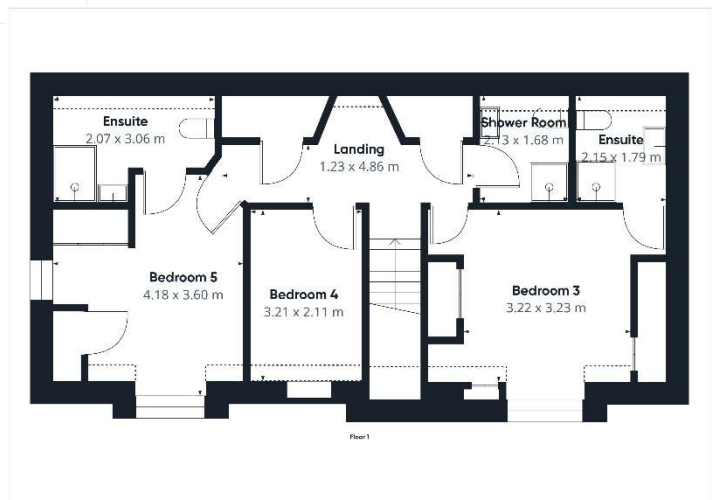
Accessed via an up-and-over door to the front or pedestrian door to the rear, with power, lighting and space for work benches. Timber stairs lead to a loft area above, offering additional storage or potential home office space. The loft is fully floored and benefits from electricity, lighting and power points. A carport is located to the side of the garage.

Grounds

The enclosed rear garden is mainly laid to lawn, framed by mature shrubs and trees, and bordered by a striking stone wall. To the side, a composite deck with glass balustrade offers magnificent views over Seil Sound and the surrounding countryside, perfect for entertaining or unwinding in the sun. The mono-blocked driveway to the front provides ample parking for several vehicles and is enclosed by low-maintenance fencing. A carport sits to one side of the garage, providing additional covered parking.

Location

Balvicar is a charming village on the Isle of Seil, within the council area of Argyll & Bute on Scotland's stunning west coast. The island lies just seven miles south-west of Oban, connected to the mainland by the historic Clachan Bridge, famously known as the "Bridge over the Atlantic". Surrounded by open countryside and views across sheltered bays, Balvicar enjoys a peaceful yet well-connected setting. The village benefits from a well-stocked local shop, a primary school, and a regular bus service to and from Oban, making travel and daily life convenient while maintaining the relaxed pace of island living.



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